



## Blondin Way, London, SE16 6BF

Guide Price: £500,000 to £525,000. A stylish two bedroom two bathroom top floor apartment located in a quaint Rotherhithe residential setting only steps away from Stave Hill Ecological Park and the River Thames.

The property boasts a spacious reception room with access to a private, a modern kitchen with plenty of storage space, two spacious double bedrooms (one of which ensuite) with built-in wardrobe, and a sleek family bathroom. Plenty of additional storage can be found in the hallway.

Located in a well-maintained and contemporary portered development, offering access to the local shops, cafes, and amenities. This apartment is a short walk away from transport links, making it easy to get around and explore the surrounding area. The Canada Water Masterplan is just minutes away.

Additional benefits include concierge service, access to a modern gym, allocated car parking, and access to a secure bicycle storage.

Years on Lease - 142

Annual Service Charge - £3300

Annual Ground Rent - £550

Council Tax Band - E

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Modern Two Bedroom Apartment
- Chain Free
- Spacious Balcony
- Allocated Car Parking
- Two Spacious Double Bedrooms
- Plenty of Storage
- Concierge and Gym
- Next to Ofsted Outstanding Redriff School

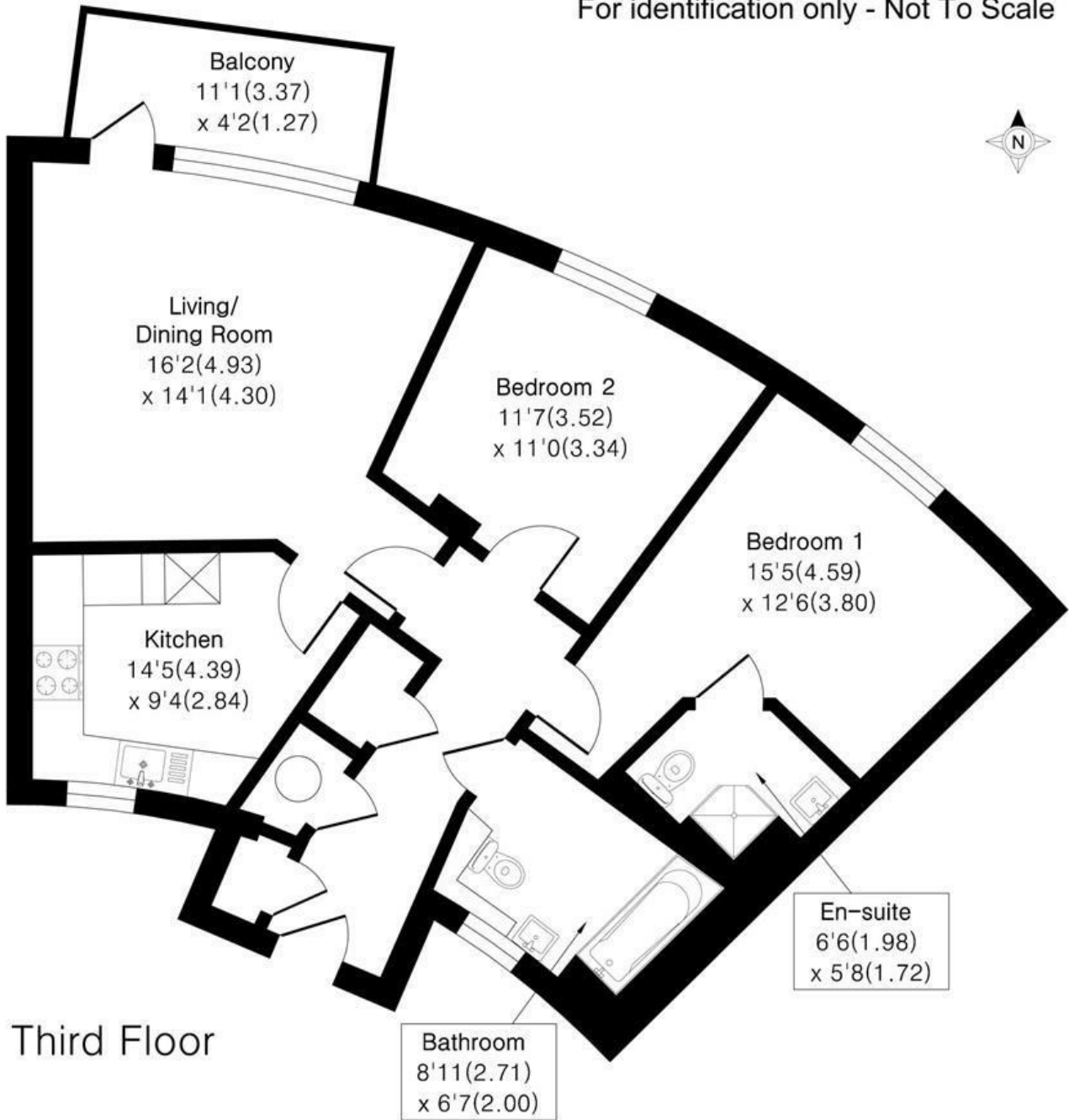
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £500,000**

# Robinia House SE16

Approximate Area = 750 sq ft / 69.7 sq m

For identification only - Not To Scale



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ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 77                      | 77        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |